

ZONING AND BUILDING AGENDA

AUGUST 9, 2001

PLAT

- 245092 PLAT OF SUBDIVISION, Subject: Ridge of Palos Park, a subdivision of lots 9, 10 and part of 15 in Palos Park Terrace, being a Subdivision of that part of the west half of the Northwest quarter of Section 35, Township 37 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois. Located at approximately 130th Street and 86th Avenue in unincorporated Palos Township. The County Map Department has investigated the above mentioned Plat of Subdivision and finds that it meets with the requirements of the Highway Department, Zoning and Subdivision regulations and that this Plat is in compliance with the Cook County Subdivision Manual, passed on April 18, 1961. The Plat of Subdivision has been checked with the Hydrologic Investigators Atlas published by the U.S. Geological Survey. **Recommend said plat be approved.**

NEW APPLICATION

- 245185 THE CATHOLIC ARCHBISHOP OF CHICAGO, Archdiocese of Chicago, Owner, 155 East Superior Street, Chicago, Illinois 60611, Application No. (SU-21-16; Z01086). Submitted by Resource Technology Corporation, 330 South Wells Street, Suite 711, Chicago, Illinois 60606. Seeking a SPECIAL USE, UNIQUE USE in the I-1 Restricted Industrial District for a facility to generate electricity from the combustion of methane gas collected from a clean landfill by use of an electric generating plant at the Sexton Landfill (as approved by Special Use 63-12) in Section 31 of Northfield Township. Property consists of approximately 159.5 acres located on the north side of Central Road approximately 961.18 feet east of Des Plaines River Road in Northfield Township. Intended use: The applicant proposes to generate electricity from the combustion of methane gas collected from a closed landfill by use of an electric generating plant. The Proposed special use will conform to the standards set forth in Subsection 13.10-7 of the Cook County Zoning Ordinance.

THE ZONING BOARD OF APPEALS RECOMMENDATION:

- 231925 DOCKET #6936 - DIMITRI ZAKOS, Owner, c/o of William Valos, 231 Army Trail Road, Bloomingdale, Illinois 60108 Application (No. A-99-08; Z99117). Submitted by Lawrence E. Kennon, Esq., 111 West Washington Street, Suite 1861, Chicago, Illinois 60602. Seeking a MAP AMENDMENT from the C-4 General Commercial District to the I-2 General Industrial District for an adult entertainment operation in Section 33 of Leyden Township. Property consists of .487 of an acre located at the southeast corner of Manheim and Dickens in Melrose Park, Illinois. Intended use: Adult Entertainment. **RECOMMENDATION: The Zoning Board of Appeals unanimously recommends the proposed Map Amendment be denied in accord with the Findings and Recommendations presented herewith.**

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*The application below appeared on the October 17, 2000 Zoning and Building Agenda and was rejected by the Board of Commissioners based on a failure to reach the super majority requirement based on a municipal objection filed by the Village of Lynwood. Pursuant to a judicial determination that the objection was invalid, Chairman Silvestri will correct the record.

- 213365 DOCKET #6575 - BANK OF HOMewood, et al, Owner, 2034 Ridge Road, Homewood, Illinois 60430, Application (No. SU-97-06; Z97066). Submitted by Harry Jongsma, c/o Morton Kaplan, 20 North Wacker Drive, #1900, Chicago, Illinois 60606. Seeking a SPECIAL USE, UNIQUE USE in the R-4 Single Family Residence District for the expansion of a mobile home park and to include mobile home sales and mini storage units in Section 18 and 19 of Bloom Township. Property consists of approximately 80 acres located on the north side of Lincoln Highway approximately 1,280 feet east of Torrence Avenue in Bloom Township. Intended use: Mobile home park, mobile home sales, mini storage. **RECOMMENDATION: That application be granted.**

*The above application was deferred at the meetings of August 9, 2000 and September 19, 2000.

- 234498 COOK COUNTY ZONING ORDINANCE (PROPOSED ORDINANCE AMENDMENT). Transmitting a Communication, dated March 9, 2000 from James L. Eldridge, Jr., Chief Administrative Officer, Bureau of Administration:

Respectfully submitting for your consideration and approval comprehensive amendments to the Cook County Zoning Ordinance.

These amendments are based on recommendations made in the Comprehensive Land Use and Policies Plan approved by the Cook County Board of Commissioners on April 6, 1999. These amendments were developed through a joint effort between several departments in the Bureau of Administration, the State's Attorney's Office and the Office of the President.

Request your referral of these amendments to the appropriate committee of the Board of Commissioners for consideration.

***Referred to the Zoning and Building Committee on March 9, 2000.**

Note: Proposed comprehensive amendments to the above Ordinance are to be distributed within days. See letter of explanation from Chairman Silvestri, as dated August 7, 2001.

* The next regularly scheduled meeting is presently set for Thursday, September 6, 2001.